





Property Description

A rare chance to acquire a beautiful detached bungalow set within a generous plot. Occupying a highly sought after and convenient location in Harbury and within easy reach of local amenities. This attractive detached bungalow offers a wealth of generous accommodation beginning with a welcoming entrance hallway, a generous living room, separate dining room, sun room and a dining kitchen. There is a cloakroom, family bathroom and four bedrooms.

Externally the property is set back from the road behind the driveway and boasts a well maintained and excellent size rear garden and double garage.

Approach

Via driveway.

Entrance Hallway

Comprising laminate flooring, double glazed window and door to side elevation and a jack and Jill storage cupboard housing the gas central heating boiler. With a door to the kitchen/diner and access to the dining room.

Kitchen

17' 3" x 14' 2" (5.26m x 4.32m)

Fitted with a range of wall and base units with work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl sink and drainer unit. Integrated appliances include; an eye-level, double electric oven and electric hob with cooker hood over, with space for a washing machine and space for a dishwasher. Comprising a

radiator, vinyl flooring and a storage cupboard housing the gas central heating boiler. With a door to the Lean To.

Lean To

14' 2" x 4' 9" (4.32m x 1.45m)

Access via the kitchen and front driveway. With doors to the outside W/c and the garage.

Dining Room

21' 3" x 8' 1" (6.48m x 2.46m)

Having laminate flooring, a double glazed window to front elevation and an archway to the lounge.

Lounge

24' 9" x 13' 3" (7.54m x 4.04m)

Generously sized light and airy lounge. Having an electric storage heater, a double glazed window to rear elevation, a window to side elevation and doors to the Sun Room and inner hallway.

Sun Room

13' 1" x 6' 2" (3.99m x 1.88m)

Having French doors and double glazed windows to side elevation. With a door to Bedroom four.

Bedroom Four

10' 1" x 9' 4" (3.07m x 2.84m)

Double bedroom comprising a radiator and a double glazed window to side elevation.

Inner Hallway

Having a built-in storage cupboard and doors to bedrooms one, two and three as well as the family bathroom.

Bedroom One

13' 7" x 10' 1" (4.14m x 3.07m)

Double bedroom with a double built-in wardrobes, a radiator and a window to side elevation.

Bedroom Two

11' 1" x 10' 6" (3.38m x 3.20m)

Double bedroom having a radiator, a double glazed window to rear elevation and a window to side elevation.

Bedroom Three

9' 9" x 8' 5" (2.97m x 2.57m)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a four piece suite comprising a wash hand basin, bath with separate shower cubicle and a low level W/c. Having laminate flooring, a heated towel rail, an electric storage heater and a double glazed window to front elevation.

Outside

Front Of The Property

There is a generous driveway providing off road parking for multiple cars.

Garden

Mature, wrap around garden being mainly laid to lawn and fence enclosed. Having shrubs, mature trees, a large brick built shed and gated side access.

Garage

14' 8" x 15' 5" (4.47m x 4.70m)

Double garage with a sliding door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314225



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314225 - 0002